

# Technical Review Committee Meeting

## Minutes of November 2, 2009

### Attendance:

| Members Present |
|-----------------|
| Wayne Hamilton  |
| David Foster    |
| Bobby Croom     |
| Susan Roderick  |
| Ron Evans       |
| Kevin Johnson   |

| Members Absent  |
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| Mike Brookshire |

| Staff Present     |
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| Shannon Tuch      |
| Bob Oast          |
| Kim Hamel         |
| Nathan Pennington |
| Jessica Bernstein |
| Jennifer Blevins  |

Chair Tuch opened the meeting at 2:00 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the 10/19/09 meeting minutes as written.

Chair Tuch announced that the Conditional Zoning request advertised as "The Manor at Biltmore Village" would be continued until the 12/21/09 meeting.

| Agenda Item   |  |
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| Review of the Level II site plan for the project identified as <u>Milkco, Inc. Phase 2 &amp; 3 Cooler Addition</u> located at 220 Deaverview Rd. for the addition of a 20,670 square foot cooler building. The property owner is Milkco, Inc. and the contact is Mark Davies. The properties are identified in the Buncombe County Tax records as PINs 9628.55-9667, 6274 and 2678. |  |
| <b>Staff Comments</b>   | Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.  |
| <b>Applicant(s) or Applicant Representative(s)</b>  | Mark Davies was available for questions and commented on the following topics:<br>? Based on the type and size of the project, open space was not applicable to this project<br>? All other comments will be addressed and revised plans will be submitted |
| Public Comment  |  |
| <b>Speaker Name</b>   | <b>Issue(s)</b>  |
| John Stennett   | ? Concerns about increased noise and traffic and asked if there had been a traffic impact study  |
| Committee Comments/Discussion   |  |
| Chair Tuch explained that the city does have a noise ordinance but that most industrial operations would fall under the decibel threshold that would violate the ordinance.<br>Bobby Croom explained that a traffic impact study would only be required if the project were expected to generate more than 100 vehicle trips per day.   |  |
| Committee Action  |  |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report.  |  |

| Agenda Item  |
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| Review of the Level III site plan for the project identified as <u>Mission Outpatient Cancer Center</u> located at Hamilton Street for a 229,521 square foot medical building and parking deck. The property owner is Memorial Mission Hospital, Inc. and the contact is Garrett Shreffler. The properties are identified in the |

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| Buncombe County Tax records as PINs 9648.34-9654, 9648.35-7081, 9648.44-0580 and 1891.                      |   |
| <b>Staff Comments</b>   | Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.   |
| <b>Applicant(s) or Applicant Representative(s)</b>  | <p>Bill Roark was available for questions and commented on the following topics:</p> <ul style="list-style-type: none"> <li>? Asked if the sidewalk could be included in the Fire Department road width requirement</li> <li>? Noted that the goal is to obtain LEED certification for the building</li> <li>? All other comments will be addressed in revised plans</li> </ul> |
| <b>Public Comment</b>   |   |
| <b>Speaker Name</b>   | <b>Issue(s)</b>   |
| None  |   |
| <b>Committee Comments/Discussion</b>  |   |
| Wayne Hamilton stated that the sidewalk could be used to meet the road width if height conditions were met. |   |
| <b>Committee Action</b>   |   |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report.          |   |

| Agenda Item   |   |
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| <p>Final review of the Conditional Zoning request for the project located at <u>3 Springside Road</u>. The request sought the rezoning from RS8 (Residential Single-Family, High Density) to CBI CZ (Community Business One Conditional Zoning) for the development of an office/light commercial building. The owner is Marion Associates, LLC and the contact is Will Buie. The property is identified in the Buncombe County tax records as PIN 9655.-01-9631.</p> |   |
| <b>Staff Comments</b>   | Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report. Mr. Pennington noted that if the office was not to be constructed until a later date that the parking area could not be used without the applicant returning to city council to amend the Conditional Zoning approval.  |
| <b>Applicant(s) or Applicant Representative(s)</b>  | <p>Will Buie was available for questions and commented on the following topics:</p> <ul style="list-style-type: none"> <li>? Noted that the driveway permit was submitted at the time of initial application in 2007</li> <li>? All other comments will be addressed in revised plans; and</li> <li>? Noted that the owner understood that the parking area could not be established without the office component.</li> </ul> |
| <b>Public Comment</b>   |   |
| <b>Speaker Name</b>   | <b>Issue(s)</b>   |
| None  |   |
| <b>Committee Comments/Discussion</b>  |   |
| None  |   |
| <b>Committee Action</b>   |   |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report.  |   |

| Agenda Item  |  |
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| <p>Final review of the Level III site plan for the project identified as <u>Buncombe Intermediate School South</u>, located at 305 Overlook Rd. for a new 106,646 sq.ft. school building. The property owner is the Buncombe County Board of Education and the contact is Chris Day. The property is identified in the Buncombe County Tax records as PIN 9644.69-3954. Project # 09-4320.</p> |  |
| <b>Staff Comments</b>  | Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.  |
| <b>Applicant(s) or Applicant Representative(s)</b>   | <p>Chris Day and Tim Fierle were available for questions and commented on the following topics:</p> <ul style="list-style-type: none"> <li>? The applicant would like to pursue facing the retaining walls with appropriate materials rather than screening them with vegetation due to site constraints</li> <li>? They are still awaiting a decision from NCDOT on the possible need for a turn lane; and</li> </ul> |

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|  | ? All other comments will be addressed in revised plans |
| <b>Public Comment</b>  |   |
| <b>Speaker Name</b>  | <b>Issue(s)</b>   |
| None   |   |
| <b>Committee Comments/Discussion</b>   |   |
| None   |   |
| <b>Committee Action</b>  |   |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report. |   |

| Agenda Item   |  |
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| Final review of the Conditional Zoning request for the project identified as <u>Irene Wortham Adult Daycare Center</u> located at 16 and 18 Azalea Street. The request sought the rezoning from RS-8 (Residential Single Family High Density) district to RM-16 CZ (Residential Multi-Family High Density Conditional Zoning) district to allow for the construction of a new 7,169 square foot adult daycare center to replace the existing structure at 18 Azalea Street. The owner is Irene Wortham Center, Inc. and the contact is Steven Bowers. The properties are identified in the Buncombe County tax records as PINs 9647.93-7871 and 6851. Project # 09-3051 |  |
| <b>Staff Comments</b>   | Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.              |
| <b>Applicant(s) or Applicant Representative(s)</b>  | Steve Bowers was available for questions and commented on the following topics:<br>? All comments will be addressed in revised plans |
| <b>Public Comment</b>   |  |
| <b>Speaker Name</b>   | <b>Issue(s)</b>  |
| None  |  |
| <b>Committee Comments/Discussion</b>  |  |
| None  |  |
| <b>Committee Action</b>   |  |
| The TRC voted unanimously to approve the project with the conditions outlined in the staff report.  |  |

The meeting was adjourned at 2:35 p.m.